

STAGE II -- PLAN REQUIREMENTS:

The Stage II Plan shall identify and provide the following information:

Two (2) Plan(s) of the subject property, drawn to a scale not smaller than one (1) inch equals one hundred (100) feet showing:

- ☐ a. All items required for a Stage I Development Plan above.
- ☐ b. The existing and proposed finished topography of the subject property shown by contours with intervals not to exceed five (5) feet. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five (5) feet may be required by the planning commission.
- ☐ c. Identification of the soil types and geologic formations on the subject property, indicating anticipated problems and proposed methods of handling said problems.
- ☐ d. All housing units on the subject property, including location, maximum height of buildings, number of units in each building, lot arrangement, number of all lots, lot dimensions and setbacks.
- ☐ e. Location and arrangement of the lot(s) with the labeled dimensions of said lot(s).
- ☐ f. Location, height, arrangement, and identification of all nonresidential buildings and uses on the subject property.
- ☐ g. Location and arrangement of all common open space areas, and recreational facilities, including lot dimensions. Methods of ownership and operation and maintenance of such lands shall be identified.
- ☐ h. Landscaping features, including identification of planting areas and the location, type, and height of walls and fences.
- ☐ i. Location of any signs indicating their orientation, type, size, height and description

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- ☐ j. All utility lines and easements:
 - 1. Water distribution systems, including line sizes, width of easements, type of pipe, location of hydrants and valves, and other appurtenances.
 - 2. Sanitary sewer system, including pipe sizes, width of easements, gradients, type of pipes, invert elevations, location and type of manholes, the location, type, size of all lift or pumping stations, capacity, and process of any necessary treatment facilities, and other appurtenances.
 - 3. Storm sewer and natural drainage system, including pipe and culvert sizes, gradients, location of open drainage courses, width of easements, location and size of inlets and catch basins, location and size of retention and/or sedimentation basins, and data indicating the quantity of storm water entering the subject property naturally from areas outside the property, the quantity of flow at each pickup point (inlet), the quantity of storm water generated by development of the subject area, and the quantity of storm water to be discharged at various points to areas outside the subject property.
 - 4. Other utilities (e.g., electric, telephone, etc.) including the type of service and the width of easements.
- ☐ k. Location of all off-street parking, loading and/or unloading, and driveway areas, including typical cross sections, the type of surfacing, dimensions, and the number and arrangement of off-street parking and loading and/or unloading spaces.
- ☐ l. Circulation System:
 - 1. Pedestrian walkways, including alignment, grades, type of surfacing, and width.
 - 2. Streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross sections.
- ☐ m. Provisions for control of erosion, hillside slippage and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction.

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- ☐ n. Circulation System:
 - 1. Pedestrian walkways, including alignment, grades, type of surfacing, and width.
 - 2. Streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross sections.
- ☐ o. Provisions for control of erosion, hillside slippage and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction.
- ☐ p. A schedule of development, including the staging and phasing of:
 - 1. Residential area, in order of priority, by type of dwelling unit;
 - 2. Streets, utilities, and other public facility improvements, in order of priority;
 - 3. Dedication of land to public use or set aside for common ownership;
 - 4. Non-residential buildings and uses, in order of priority.

The aforementioned information required may be combined in any suitable and convenient manner so long as the data required is clearly indicated.

IMPORTANT NOTES: Upon approval of the Stage II Development Plan, the applicant shall submit a Record Plat. The Record Plat shall conform to the requirements of the subdivision regulations, where applicable, unless specifically waived by the Planning Commission. The Record Plat shall identify any proposed phasing of development within the submitted Record Plat area, indicating how such phasing is to be tied into the total area.

If the Record Plat is submitted in sections, an index shall be developed showing the entire plan area. The particular number of the section and the relationship of each adjoining section shall be clearly shown by a small key map on each section submitted.

END